



Prospect Cottage, 17 High Street, Winford

Prospect Cottage, 17 High Street, Winford, Bristol, BS40 8EQ

- Mid-Terrace Cottage
- Central Village Location
- Bright and Airy Sitting/Dining Room
- Two Double Bedrooms
- Shower/Wet Room
- Would Benefit from Improvement
- Gas Central Heating
- Double Glazing
- Pretty Cottage Garden to the Rear
- NO FORWARD CHAIN



Quintessential terraced cottage in the heart of Winford Village!

This home is ideally located a stone's throw from the school, shop and pub! The property would benefit from some improvement; however, it is well presented throughout.

Entering via the front door into the kitchen/breakfast room – this has a good range of units and a window to the front. It leads nicely into the bright and spacious sitting/dining room – there is a bay window overlooking the garden as well as a glazed door providing access to the garden.

Wooden stairs leading from the kitchen take you to the first floor where there are two good sized double bedrooms – the larger of which again has a large bay window flooding the room with light and which overlooks the garden. A modern shower/wet room completes this floor.

Outside to the rear is a very pretty cottage garden with raised beds and lawn together with a garden shed.

Please do give us a call to arrange your viewing!

Winford lies on the edge of the Chew Valley, south of the city of Bristol. The village has a strong community feel which centres around the shop and the excellent The Prince of Waterloo which is a fantastic family pub serving great food.

Local schooling is available the very well-regarded Winford Primary School in the centre of the village and for secondary schooling there is nearby Chew Valley School with transport provided.

The Chew Valley and Blagdon lakes provide a host of activities including great walking, sailing, fishing and great restaurants. So, we invite you to relax and enjoy this area of outstanding natural beauty. The village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World





Village View Towards Church



Annual Scarecrow Festival

ROOM DIMENSIONS

Ground Floor

KITCHEN/BREAKFAST ROOM 12'0" x 10'2"

SITTING/DINING ROOM 12'0" x 18'10"

First Floor

LANDING 6'5" x 7'1"

BEDROOM 11'6" x 12'1"

BEDROOM 12'0" x 10'11"

SHOWER ROOM 6'0" x 7'1"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 699 sq.ft. (64.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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